

CASE NO: Z2005084

Staff and Zoning Commission Recommendation - City Council

Date: May 12, 2005

Zoning Commission Meeting Date: April 19, 2005

Council District: 6

Ferguson Map: 612 A3

Appeal: No

Applicant:

Madison Realty & Development
Corporation

Owner:

Madison Realty & Development Corporation

Zoning Request: From R-6 Residential Single-Family District to C-3 General Commercial District

P-16, NCB 34361

Property Location:

North of the Intersection of Potranco Road and West Loop 1604 North

Proposal: To develop a retail shopping center.

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is required.

Staff Recommendation:

Approval.

The subject property is located at the emerging commercial node of West Loop 1604 North and Potranco Road. There are established single-family residential homes to the west of the property and a commercially zoned vacant property to the south. Currently the UDC does not require a type C buffer between the subject property and the residential properties west since the rear of the structures face the commercial property. Commercial zoning is more appropriate at the intersection of two major thoroughfares.

Zoning Commission Recommendation:

VOTE

Approval

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Robin Stover 207-7945

Z2005084

ZONING CASE NO. Z2005084 – April 19, 2005

Applicant: Madison Realty & Development Corporation

Zoning Request: "R-6" Residential Single Family District to "C-3" General Commercial District.

Ben Houle, 45 North Loop 410 East, representing the owner, stated their intent is to develop a retail shopping center on the subject property. He stated he has been in contact with the surrounding property owner to present his project and they are in support.

FAVOR

Tom Rhode, Loop 410, stated he has been in contact with Mr. Houle and they are in support of this request. He feels this development would be good for the community.

David Hernandez, representing Caracol Creek Neighborhood Association, they did not receive notification however they are in support of this project.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Peel and seconded by Commissioner Kissling to recommend approval of "C-2".

1. Property is located on P-16, NCB 34361 north of the intersection of Potranco Road and West Loop 1604.
2. There were 6 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Kissling Dutmer, Dixon, Sherrill, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.